



सत्यमेव जयते

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#### PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

##### NOTIFICATION

Sachivalaya, Gandhinagar, 18<sup>th</sup> February, 2025

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

**No.GH/V/85 OF 2025/UDUHD/DVP/e-file/18/2023/10503/L:** WHEREAS, the Final Development Plan of Ahmedabad Urban Development Authority was sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/207 of 2014/DVP-112013-4777-L, dtd.20.12.2014 (hereinafter referred to as "the said Development Plan" and "the said Authority").

**AND WHEREAS**, the proposal of said Authority dated 23.11.2023 for the variation under section 19(1) of the said Act in the said Development Plan was considered by the State Government;

**AND WHEREAS**, the variation proposed to be made in the said Development Plan was published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act"), in the Gujarat Government extra ordinary Gazette Part IV-B dtd.10.09.2024 on page no.262-1 to 262-4 under Government Notification, Urban Development and Urban Housing Department No.GH/V/329 of 2024/ UDUHD/DVP/e-file/18/2023/10503/L, dtd.06.09.2024 and corrigendum No. GH/V/356 of 2024/ UDUHD/DVP/e-file/18/2023/10503/L, dtd.08.10.2024 published in the Gujarat Government extra ordinary Gazette Part IV-B dtd.09.10.2024 on page no.300-1 to 300-2 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9<sup>th</sup> Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the *official gazette*;

**AND WHEREAS**, the Government of Gujarat has not received any suggestion or objection;

**NOW THEREFORE**, in exercise of the powers conferred by the section 19 of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the said variation to be made in the said Development Plan, as set out in Schedule below;
- (b) Specify that the variation so set out shall come into force from the date of this notification.

#### SCHEDULE

Propose variation in the Final Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/207 of 2014/DVP-112013-4777-L, dtd.20.12.2014.

1. The lands earmarked as shown in column no. (3) and designated as shown in column no. (4) shall be deleted from the said designation and shall be re-designated as shown in column no. (5) under section of the said Act as shown in column no. (6) of the table below;

Sr. No.	Plan No.	Pocket No.	Designation as per said Development Plan	Proposed designation	Enabling Section
(1)	(2)	(3)	(4)	(5)	(6)
1.	1	P-1	Open Space	Garden	12 (2) (a)
2.	2	P-2, P-3	Residential Zone-1	Road	12 (2) (d)
3.	3	P-4	Residential Zone-1	Public Purpose Zone	12 (2) (a)
4.	5	P-6	Residential Zone-1	Multi Use Zone	12 (2) (a)
5.	6	P-7	Multi Use Zone	Open Space	12 (2) (a)
6.	7	P-8	Public Purpose Zone	Multi Use Zone	12 (2) (a)
7.	8	P-9A	Garden	Multi Use Zone	12 (2) (a)
8.	8	P-9B	Open Space	Multi Use Zone	12 (2) (a)
9.	9	P-10A, P-10C	Multi Use Zone	Garden	12 (2) (a)
10.	9	P-10B	Road	Garden	12 (2) (d)
11.	9	P-10D	Open Space	Garden	12 (2) (a)
12.	12	P-11	Multi Use Zone	Public Purpose Zone	12 (2) (a)
13.	13	P-12	Multi Use Zone	Road	12 (2) (d)
14.	13	P-13	Open Space	Road	12 (2) (d)
15.	14	P-14, P-16	Multi Use Zone	Entertainment Zone	12 (2) (a)
16.	14	P-15	Road	Entertainment Zone	12 (2) (d)
17.	15	P-17, P-18	Open Space	Multi Use Zone	12 (2) (a)
18.	16	P-19	Open Space	Sport Purpose Zone	12 (2) (a)
19.	16	P-20	Open Space	Public Purpose Zone	12 (2) (a)
20.	17	P-21	Public Utility	Road	12 (2) (d)
21.	18	P-23, P-24, P-25	Public Purpose Zone	Multi Use Zone	12 (2) (a)
22.	18	P-26	Public Purpose Zone + Road	Multi Use Zone	12 (2) (a) 12 (2) (d)
23.	18	P-27	Public Purpose Zone + Road	Open Space	12 (2) (a) 12 (2) (d)
24.	18	P-28	Public Purpose Zone + Road	Multi Use Zone	12 (2) (a) 12 (2) (d)
25.	18	P-29	Road	Public Purpose Zone	12 (2) (d)
26.	19	P-30	Multi Use Zone	Open Space	12 (2) (a)
27.	19	P-31	Multi Use Zone	Garden	12 (2) (a)
28.	20	P-32, P-33	Garden	Multi Use Zone	12 (2) (a)

Sr. No.	Plan No.	Pocket No.	Designation as per said Development Plan	Proposed designation	Enabling Section
(1)	(2)	(3)	(4)	(5)	(6)
29.	20	P-34	Open Space	Multi Use Zone	12 (2) (a)
30.	21	P-35	Multi Use Zone	Garden	12 (2) (a)
31.	21	P-36	Open Space	Garden	12 (2) (a)
32.	24	P-40	Multi Use Zone	Entertainment Zone	12 (2) (a)
33.	24	P-41	Public Purpose Zone	Entertainment Zone	12 (2) (a)
34.	24	P-42	Multi Use Zone	Open Space	12 (2) (a)
35.	24	P-43	Public Purpose Zone	Open Space	12 (2) (a)
36.	25	P-44	Multi Use Zone	Garden	12 (2) (a)
37.	26	P-45	Multi Use Zone	Open Space	12 (2) (a)
38.	27	P-46, P-47	Burial and Cremation Ground	Road	12 (2) (d)
39.	28	P-48	Open Space	Road	12 (2) (d)
40.	28	P-49	Residential Zone-1	Road	12 (2) (d)
41.	28	P-51	Sewage Treatment Plant	Road	12 (2) (d)
42.	29	P-52	Open Space	Garden	12 (2) (a)
43.	29	P-53	Multi Use Zone	Garden	12 (2) (a)
44.	29	P-54	Multi Use Zone	Public Purpose Zone	12 (2) (a)
45.	30	P-56	Road	Open Space	12 (2) (d)
46.	31	P-57	Garden	Multi Use Zone	12 (2) (a)
47.	31	P-58	Garden	Public Purpose Zone	12 (2) (a)
48.	33	P-60	Garden	Open Space	12 (2) (a)
49.	33	P-61	Sport Purpose Zone	Open Space	12 (2) (a)
50.	33	P-62	Sport Purpose Zone	Road	12 (2) (d)
51.	34	P-63	Sport Purpose Zone	Garden	12 (2) (a)
52.	35	P-64	Public Purpose Zone	Multi Use Zone	12 (2) (a)
53.	35	P-65	Sport Purpose Zone	Multi Use Zone	12 (2) (a)
54.	35	P-66	Sport Purpose Zone	Open Space	12 (2) (a)
55.	35	P-67	Public Purpose Zone	Open Space	12 (2) (a)
56.	36	P-68	Public Purpose Zone	Road	12 (2) (d)
57.	37	P-69	Public Purpose Zone	Multi Use Zone	12 (2) (a)
58.	37	P-70	Road+Multi Use Zone+ Public Purpose Zone	Open Space	12 (2) (a)
59.	37	P-71, P-72	Multi Use Zone	Open Space	12 (2) (a)
60.	38	P-73	Open Space	Public Purpose Zone	12 (2) (a)
61.	38	P-74	Open Space	Garden	12 (2) (a)
62.	38	P-75	Public Purpose Zone	Garden	12 (2) (a)
63.	39	P-76	Open Space	Public Purpose Zone	12 (2) (a)
64.	42	P-79, P-80	Open Space	Entertainment Zone	12 (2) (a)
65.	42	P-81	Public Purpose Zone	Entertainment Zone	12 (2) (a)
66.	43	P-82	Open Space	Road	12 (2) (d)
67.	45	P-84	Open Space	Central Business District- CBD	12 (2) (a)
68.	45	P-85	Open Space+ Garden	Road	12 (2) (d)

Sr. No.	Plan No.	Pocket No.	Designation as per said Development Plan	Proposed designation	Enabling Section
(1)	(2)	(3)	(4)	(5)	(6)
69.	47	P-86	Open Space	Multi Use Zone	12 (2) (a)
70.	48	P-87, P-88	Open Space	Garden	12 (2) (a)
71.	52	P-92	Residential Zone-1	Public Purpose Zone	12 (2) (a)
72.	52	P-93, P-94	Residential Zone-1	Road	12 (2) (d)
73.	53	P-95	Multi Use Zone	Open Space	12 (2) (a)
74.	53	P-96	Road	Open Space	12 (2) (d)
75.	54	P-97	Public Purpose Zone	Multi Use Zone	12 (2) (a)
76.	54	P-98	Road	Multi Use Zone	12 (2) (d)
77.	56	P-101	Road+Multi Use Zone+ Public Purpose Zone	Open Space	12 (2) (a)
78.	58	P-102	Road	Multi Use Zone	12 (2) (d)
79.	58	P-103	Road	Open Space	12 (2) (d)
80.	59	P-104	Road	Multi Use Zone	12 (2) (d)
81.	59	P-105	Road	Open Space	12 (2) (d)
82.	59	P-106	Public Purpose Zone	Multi Use Zone	12 (2) (a)
83.	60	P-107	Public Purpose Zone	Open Space	12 (2) (a)
84.	60	P-108	Road	Open Space	12 (2) (d)
85.	5	P-6A	Multi Use Zone	Public Purpose Zone	12 (2) (a)
86.	28	P-48A	Multi Use Zone	Road	12 (2) (d)
87.	47	P-86A	Multi Use Zone	Open Space	12 (2) (a)
88.	22	109	Open Space	Garden	12 (2) (a)

- The land earmarked as Pocket-6, Pocket-49, Pocket-50, Pocket-51, Pocket-55, Pocket-91 are included in the SRDFCL boundary as shown in the accompanying plan.
- The land earmarked as Pocket-5, Pocket-12, Pocket-13, Pocket-22, Pocket-37, Pocket-38, Pocket-39, Pocket-59, Pocket-68, Pocket-77, Pocket-78, Pocket-83, Pocket-89, Pocket-90, Pocket-99, Pocket-100 are excluded from the SRDFCL boundary as shown in the accompanying plan.
- The new roads earmarked as shown in column no.3 of width shown in column no.4 shall be proposed under section 12(2)(d) of the said Act, shown in table below;

Sr. No.	Plan No.	Proposed road nodes	Width of road
(1)	(2)	(3)	(4)
1.	10	A1-A2	12.00 mt.
2.	11	A3-A4	12.00 mt.
3.	11	A4-A5	6.00 mt.
4.	18	A6-A7, A8-A9	18.30 mt.
5.	18	A10-A11	6.19 mt.
6.	20	A12-A13	9.00 mt.
7.	21	A14-A15	12.00 mt.
8.	22	A16-A17	Riverfront Main Road
9.	24	A18-A19	9.00 mt.
10.	25	A20-A21	9.00 mt.
11.	30	A22-A23	18.00 mt.

Sr. No.	Plan No.	Proposed road nodes	Width of road
(1)	(2)	(3)	(4)
12.	31 to 34	A24-A25-A26-A27	18.00 mt.
13.	35	A28-A29	18.00 mt.
14.	36	A30-A31	18.00 mt.
15.	37	A32-A33	15.00 mt.
16.	37	A33-A34	9.00 mt.
17.	37	A35-A36	24.00 mt.
18.	46	A37-A38	7.50 mt.
19.	54	A39-A40	9.00 mt.
20.	57	A41-A42-A43	18.00 mt.

Note: The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

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